

KNOW ALL MEN BY THESE PRESENTS, That Donald L. Cabbitto, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert R. Rider and Edythe Rider, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 764, 765, 766, 767, 768 and 769, Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: EXHIBIT "A"

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 105,000.00. However, the consideration stated in this instrument is not intended to be a statement of the actual consideration paid, but is intended to be a statement of the consideration paid for the purpose of the recording of this instrument. The sentence between the symbols, if not appropriate, should be deleted.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of January, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of Klamath ) ss.  
January 23, 1992

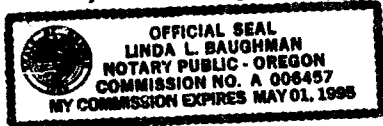
Personally appeared the above named  
Donald L. Cabbitto, Jr.

and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 5-1-95



STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Donald L. Cabbitto, Jr.  
3226 Homedale #1  
Klamath Falls, Or 97603  
GRANTOR'S NAME AND ADDRESS

Robert R. Rider and Edythe Rider  
1627 Everglades Dr.  
Milpitas, CA 95035  
GRANTEES NAME AND ADDRESS

Robert R. Rider and Edythe Rider  
1627 Everglades Dr.  
Milpitas, CA 95035  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Robert R. Rider and Edythe Rider  
1627 Everglades Dr.  
Milpitas, CA 95035  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the

day of , 19 ,

at o'clock M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

1. Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
Dated: December 19, 1985  
Recorded: January 2, 1986  
Volume: M86, page 250, Microfilm Records of Klamath County, Oregon  
Between: The City of Klamath Falls, Oregon a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
(Affects Lot 768)
2. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
Dated: December 19, 1985  
Recorded: January 2, 1986  
Volume: M86, page 253, Microfilm Records of Klamath County, Oregon  
Amount: \$23,500.00  
Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. tenants in common  
Trustee: Jeff D. Ball, City Attorney  
Beneficiary: City of Klamath Falls, a municipal corporation  
(Affects Lot 768)
3. Supplemental Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
Dated: March 6, 1986  
Recorded: March 20, 1986  
Volume: M86, page 4676, Microfilm Records of Klamath County, Oregon  
Between: City of Klamath Falls, Oregon, a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
(Affects Lot 768)
4. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
Dated: March 6, 1986  
Recorded: March 20, 1986  
Volume: M86, page 4679, Microfilm Records of Klamath County, Oregon  
Amount: \$100.00  
Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. tenants in common  
Trustee: Jeffrey D. Ball, City Attorney  
Beneficiary: City of Klamath Falls, a municipal corporation  
(Affects Lot 768)
5. Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
Dated: March 11, 1986  
Recorded: March 24, 1986  
Volume: M86, page 4826, Microfilm Records of Klamath County, Oregon  
Between: City of Klamath Falls, Oregon, a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
(Affects Lot 766)
6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
Dated: March 11, 1986  
Recorded: March 24, 1986  
Volume: M86, page 4829, Microfilm Records of Klamath County, Oregon  
Amount: \$15,000.00  
Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. as tenants in common  
Trustee: Jeffrey D. Ball, City Attorney  
Beneficiary: City of Klamath Falls, a municipal corporation  
(Affects Lot 766)
7. Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
Dated: March 11, 1986  
Recorded: March 24, 1986  
Volume: M86, page 4831, Microfilm Records of Klamath County, Oregon  
Between: City of Klamath Falls, Oregon, a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
(Affects Lot 766)

8. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
 Dated: March 11, 1986  
 Recorded: March 24, 1986  
 Volume: M86, page 4834, Microfilm Records of Klamath County, Oregon  
 Amount: \$10,000.00  
 Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. as tenants in common  
 Trustee: Jeffrey D. Ball, City Attorney  
 Beneficiary: City of Klamath Falls, a municipal corporation  
 (Affects Lot 766)
9. Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
 Dated: March 11, 1986  
 Recorded: March 24, 1986  
 Volume: M86, page 4836, Microfilm Records of Klamath County, Oregon  
 Between: City of Klamath Falls, Oregon, a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
 (Affects Lot 767)
10. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
 Dated: March 11, 1986  
 Recorded: March 24, 1986  
 Volume: M86, page 4839, Microfilm Records of Klamath County, Oregon  
 Amount: \$15,000.00  
 Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. as tenants in common  
 Trustee: Jeffrey D. Ball, City Attorney  
 Beneficiary: City of Klamath Falls, a municipal corporation  
 (Affects Lot 767)
11. Home Improvement Loan Agreement, subject to the terms and provisions thereof;  
 Dated: March 11, 1986  
 Recorded: March 24, 1986  
 Volume: M86, page 4841, Microfilm Records of Klamath County, Oregon  
 Between: City of Klamath Falls, Oregon, a municipal corporation and Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr.  
 (Affects Lot 767)
12. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;  
 Dated: March 11, 1986  
 Recorded: March 24, 1986  
 Volume: M86, page 4844, Microfilm Records of Klamath County, Oregon  
 Amount: \$10,000.00  
 Grantor: Donald L. Cabbitto, Sr. and Donald L. Cabbitto, Jr. as tenants in common  
 Trustee: Jeffrey D. Ball, City Attorney  
 Beneficiary: City of Klamath Falls, a municipal corporation  
 (Affects Lot 767)

13. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: October 28, 1991

Recorded: November 14, 1991

Volume: M91, page 23845, Microfilm Records of Klamath County, Oregon

Amount: \$10,000.00

Grantor: Donald L. Cabitto, Sr. and Donald L. Cabitto, Jr. as tenants in common

Trustee: Jeffrey D. Ball, City Attorney

Beneficiary: City of Klamath Falls, a municipal corporation  
(Affects Lot 765)

14. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: November 7, 1991

Recorded: November 11, 1991

Volume: M91, page 23850, Microfilm Records of Klamath County, Oregon

Amount: \$3,100.00

Grantor: Donald L. Cabitto, Sr. and Donald L. Cabitto, Jr. as tenants in common

Trustee: Jeffrey D. Ball, City Attorney

Beneficiary: City of Klamath Falls, a municipal corporation  
(Affects Lot 769)

THE ABOVE GRANTEE HAS AGREED TO ASSUME AND PAY IN FULL AND HOLD GRANTOR HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of Jan. A.D., 19 92 at 11:48 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 1936

FEE \$43.00

Evelyn Biehn County Clerk

By Pauline M. Nussendorf